

18 Upper Bayble, Point, Isle of Lewis, HS2 0QH

Offers over £160,000



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Description

Ken Macdonald & Co are delighted to present to the market this three bedroom dwellinghouse situated in the district of Point. The property is in good condition and is ready for the prospective buyer to swiftly move in, as it does not require any immediate work. The spacious kitchen has a functional design that flows seamlessly into the lounge and dining room, making it ideal for hosting or family meals. The property features three double bedrooms, all of which provide ample space for comfortable living. There is also a box room which could be converted into a home office, convenient for those who work from home. The property benefits from oil fired central heating and UPVC double glazing. Surrounding the property, there is easily maintained garden grounds which offer a generous space to enjoy the summer months. At the front, a tarmacked area providing vehicular access and parking, ensuring convenience for the prospective buyers. To the rear of the property is outbuilding, which can be used for storage of large garden equipment. The mature trees and shrubs surrounding the property provide privacy for prospective purchasers.

EPC BAND D



Lounge



Dining Room





Bedroom 1



Bedroom 2





Bedroom 3



Down Stair Shower Room & First Floor WC





Location

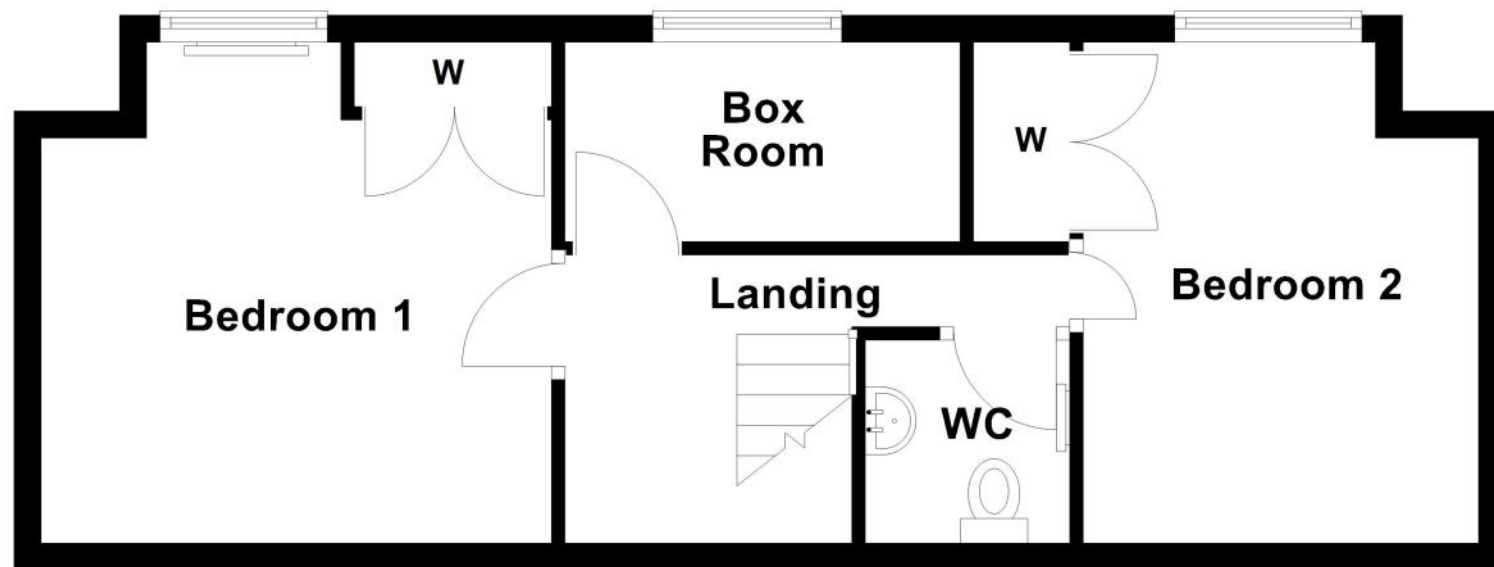
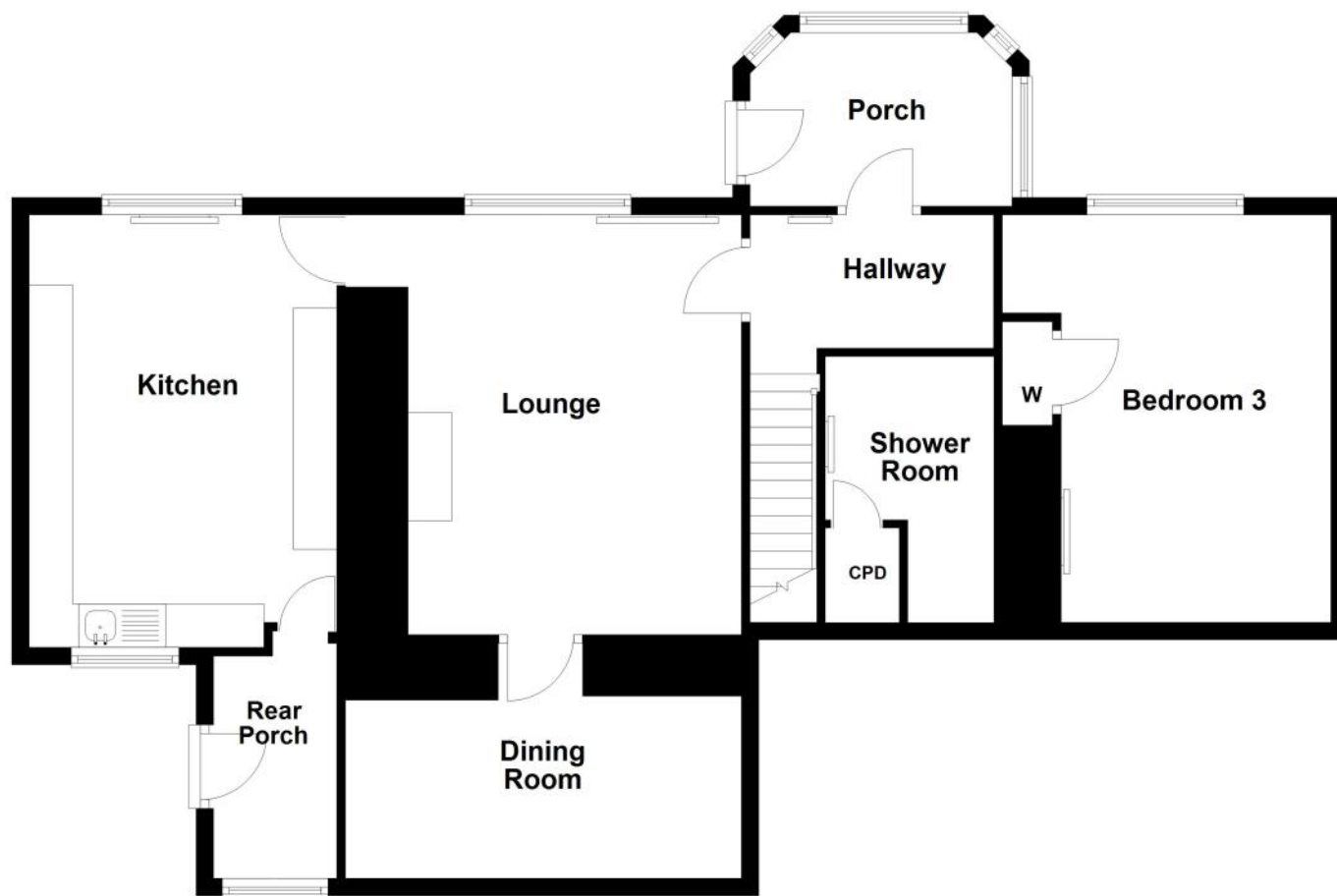
Located in a quiet village, on a regular bus route, the subjects benefit from easy access to the town centre approximately 7 miles away. The pier and sandy shoreline are only a few minutes walk away and the primary school with modern facilities is approximately 1 mile away making this the ideal location for a family home.

Directions

Travelling out of Stornoway town centre passing the council office along Sandwick Road passing through the village of Sandwick, passing the airport and across the Braighe into the district of Point. Pass through the village of Aignish and into Garrabost. Take the third turning to your right hand side after the football pitch signposted for Upper Bayble (Pabail Uarach). Follow the roadway until you reach the crossroads and turn to your left. Number 18 is the second property on the left after the left turning toward town with the red letterbox.







Plan description

Ground Floor

Kitchen **4.69m (15'5") max x 3.54m (11'7")**

Laminate flooring. Fitted wall and floor units. Space for white goods. One bowl stainless steel sink. Two UPVC double glazed windows. Radiator.

Rear Porch **2.85m (9'4") max x 1.42m (4'8")**

Lounge **4.10m (13'5") x 3.84m (12'7")**

Laminate flooring. Stove. UPVC double glazed window. Radiator.

Dining Room **4.56m (14'11") x 2.70m (8'10")**

Laminate flooring. UPVC double glazed window. Radiator.

Hallway **3.02m (9'11") x 1.53m (5')**

Bedroom 3 **3.98m (13'1") x 3.11m (10'2")**

Fitted carpet. Built in wardrobe storage space. UPVC double glazed window. Radiator.

Shower Room **3.05m (10') max x 1.94m (6'4")**

Vinyl flooring. WC. WHB. Shower gate housing an electric shower. Built in cupboard storage space. UPVC double glazed window. Radiator.

Porch **3.02m (9'11") x 2.00m (6'7")**

First Floor

Bedroom 1 **3.78m (12'5") x 2.98m (9'9")**

Fitted carpet. Built in wardrobe storage space. UPVC double glazed window. Radiator.

Box Room **2.93m (9'7") x 1.48m (4'10")**

Fitted carpet. UPVC double glazed window.

Bedroom 2 **3.71m (12'2") max x 2.93m (9'7")**

Fitted carpet. Built in wardrobe storage space. UPVC double glazed window.

WC **1.52m (5') x 1.50m (4'11")**

Vinyl flooring. WC. WHB. UPVC double glazed window. Radiator.

Landing **2.13m (7') x 2.13m (7')**

General: Whilst we endeavour to make these particulars as accurate as possible they are set out as a guide only and are not guaranteed. All measurements are approximate and are intended for general guidance only. Room sizes are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the services or any of the equipment or appliances in the property we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS.

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